

## Advisory Note

### Paper Road Stopping - Vineway Limited

#### 1. Paper Road Stopping Application

An application will be made for road stopping and amalgamation of land located between 88 Upper Orewa Road being Lot 2 Deposited Plan 418770 on NA 472117 and 53b Russell Road, Wainui being Lot 2 Deposited Plan 497022 on NA 747404 and forms part of Vineway's Delmore development programme. Road Stopping and amalgamation will follow a normal process as required by Auckland Transport, the end-to-end process could be around 18 months.

#### 2. Previous Pre Application Meeting held 17 December 2024

On 17 December 2024 a pre-application meeting was convened for Vineway's initial Delmore scheme with AT Technical Property Specialists [REDACTED] and [REDACTED].

Under the initial road stopping plans, proposed earthworks and battering within paper road did not trigger a need for encroachment approval since it was in association with forming a new public road. All road works would be covered under the Engineering Approvals.

As part of the staging/programme, the development must have a live title to amalgamate stopped road with. In this case, Lot 2 Deposited Plan 497022 or Lot 2 Deposited Plan 418770 can be used. Also noted the need to obtain a Corridor Access Request to access road to construct as required under Part 1 clause 9 of the ARC Bylaw.

The outcome following the pre-application meeting would also be applicable to the proposed Delmore scheme, however subject to further feedback and processing of the road stopping application.

#### 3. Delmore Paper Road Plan

The proposed road stopping and road forming is provided on the Delmore Paper Road scheme (Terra Studio) – **Attached**. The plan includes the following: -

- **Staging Boundary** – Identifying between Stage 1 and Stage 2 boundary's (shown as a Red line) with potential Encroachment Authorisation and /or Corridor Access requested. Road to be stopped for Stage 2 and access is required as part of Stage 1 is shown shaded in Dark Blue.

- **Road to be Formed** as part of Stage 1 and required for Stage 1 earthworks is shown shaded in Green. Road to form as part of Stage 2 but also required for access during Stage 1 is shown shaded in Light Blue.
- **NOR 6 Arterial Road** is shown to include in future land situated at 3 Russell Road shown shaded in Red and Yellow (the yellow area is the remaining paper road).
- **Public Access** continues between Upper Orewa Road, through Delmore Stage 1 and connects to the northern section to the existing Paper Road, shown as a Black line.

#### 4. Next Steps

Following finalisation and lodgement of Vineway's application, our programme for the paper road stopping application will commence with obtaining adjoining neighbour consents from 88 Upper Orewa Road and 53b Russell Road. Note that the property at 3 Russell Road is unaffected by the road stopping proposal.

An application will then be finalised then lodged and processing fee paid to AT Technical Property Department.

**Public Works Advisory Limited**

**12 November 2025**



PROJECT KEY

PAPER ROAD KEY

ROAD TO BE STOPPED FOR STAGE 2. ENCROACHMENT AUTHORISATION AND CORRIDOR ACCESS REQUIRED FOR STAGE 1 EARTHWORKS

ROAD TO FORM AS PART OF STAGE 1. ENCROACHMENT AUTHORISATION AND CORRIDOR ACCESS REQUIRED FOR STAGE 1 EARTHWORKS

ROAD TO FORM AS PART OF STAGE 2. ENCROACHMENT AUTHORISATION AND CORRIDOR ACCESS REQUIRED FOR STAGE 1 EARTHWORKS

NOR 6 ARTERIAL ROAD BOUNDARY WITHIN 3 RUSSELL ROAD, OUTSIDE OF THE DELMORE SITE BOUNDARY, AS PER THE A.T / S.G.A CONCEPT PLAN

NOR 6 ARTERIAL ROAD BOUNDARY WITHIN THE PAPER ROAD, OUTSIDE OF THE DELMORE SITE BOUNDARY, AS PER THE A.T / S.G.A CONCEPT PLAN

LAND OUTSIDE OF THE DELMORE PROJECT SITE BOUNDARIES OWNED BY OTHERS

STAGE 1 BOUNDARY

N.O.R 6 DESIGNATION BDY

PUBLIC ACCESS TO ADJOINING LAND OWNERS

CLIENT VINEWAY LIMITED

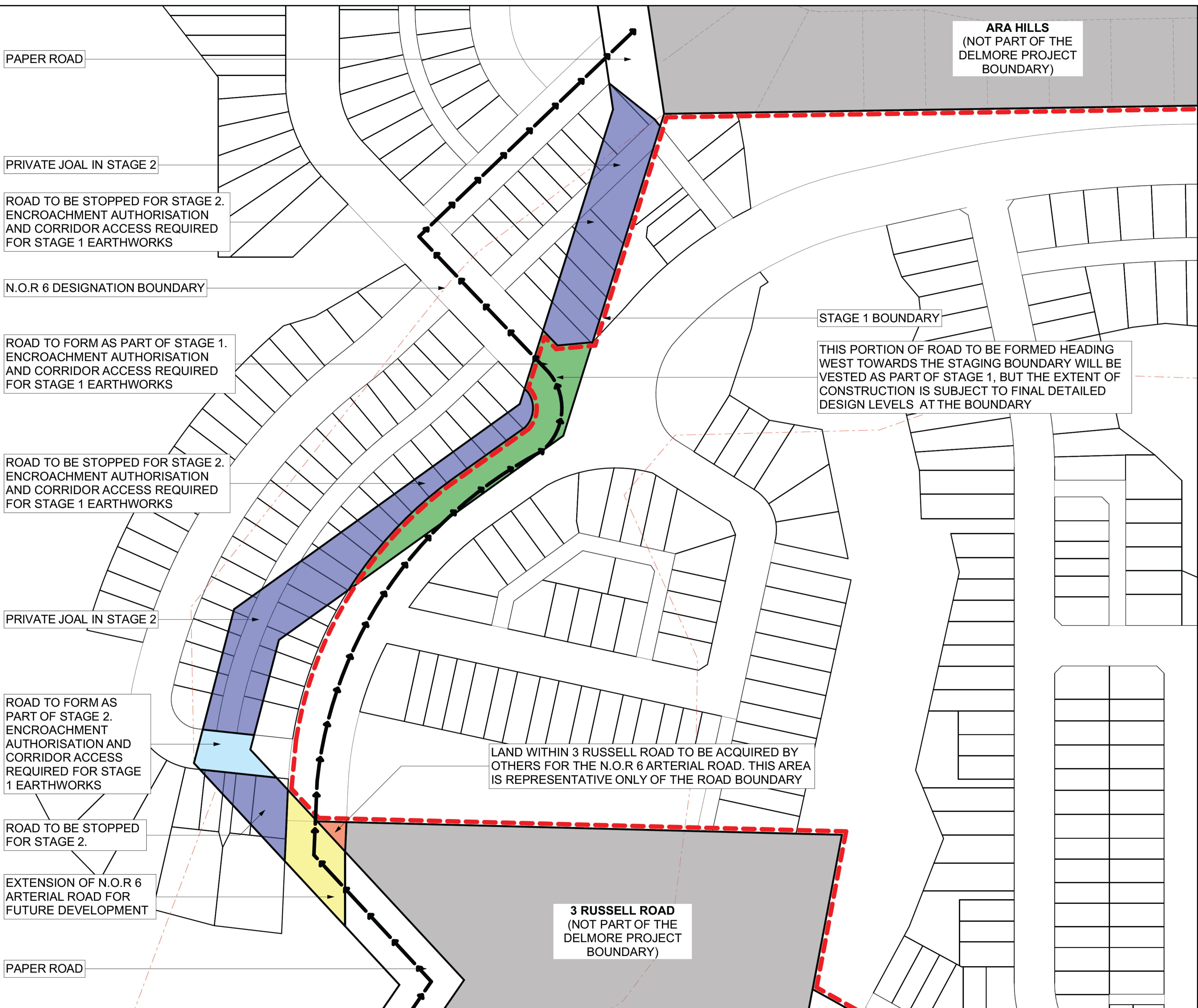
PROJECT NAME DELMORE

DRAWING TITLE PAPER ROAD PLAN

SCALE 1:1

REVISION NO.

DRAWING NO.



A004